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29 APR 1982

MEMORANDUM FOR THE RECORD

SUBJECT: Northside Chilled Water, Steam, Ductbank, and
Computer Room Sprinkler Project

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Project Safe
Hqs →

30 APR 1982

1. On 28 April 1982, the undersigned met with representatives of the General Services Administration (GSA) to discuss the project to install chilled water and steam lines and a ductbank and feeder from the Powerplant to the north side of the Headquarters Building and install sprinkler and halon in the Headquarters Building Computer Centers. The following were in attendance:

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Thomas Graves - GSA/Design Management
Elbert Humphrey - GSA Repair and Alterations (R&A)
Tony Rivera - GSA/R&A
Art Miller - GSA Estimating
Ken Ward - GSA Estimating

The meeting was called to attempt to clarify the contractual and funding issues which must be resolved prior to award of this contract.

2. Following are the major points that were discussed.

a. GSA stated the prospectus authority for this project expires at the end of FY-82 and that unless they can obtain an extension, the contract would have to be awarded in FY-82 or all funds would be lost and the approval cycle reinitiated.

b. The prospectus funding limitation is approximately \$1.35 million for the chilled water and steam lines and \$400,000 for the sprinkler systems. The current GSA construction cost estimate is \$314,000 for the sprinkler systems and \$1,950,000 for the chilled water and steam lines which exceeds the prospectus limit.

c. Various options for reducing the cost below the prospectus limit were discussed. The most viable options appear to be: 1. The elimination of the chilled water and steam line runs in the Headquarters Building (which would be completed at a later date), or 2. the elimination of the sprinkler work and steam line runs in the Headquarters Building and Powerplant

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(but not the underground lines). This latter option would allow the entire chilled water line run to be installed.

d. The undersigned stated that it was the Agency's position that the ductbank must be installed with the chilled water and steam lines in order to effect a cost savings to the Government and not disrupt Agency activities a second time for ductbank construction. Further, it was stated that the ductbank and feeder must be installed prior initiation of GSA R&A project to replace the existing manhole cable racks. GSA had no comment on the mention of the 28 March 1980 Agency request to use \$200,000 from the generator project for the ductbank. The ductbank remains a reimbursable item in the contract.

e. GSA R&A personnel stated that no add-alternates could be included in the contract unless all R&A and Agency funds were available and obligated. Furthermore, no add-alternates utilizing FY-83 funds could be included in an FY-82 contract.

f. The possibility of contracting any items not completed under an FY-82 contract, with the exception of the sprinklers, under a separate FY-83 contract may be possible, but GSA indicated further investigation on their part was necessary.

g. GSA will investigate the possibility of being granted an extension on the prospectus deadline and obtaining the necessary FY-83 funds to complete all chilled water, steamline and sprinkler work in FY-83.

h. GSA R&A personnel indicated the FY-80 Agency work order for \$200,600 written for the 15 KVA feeder was fixed price and that if no Agency-operated modifications were made to the original scope of the project, GSA would have to install the feeder at that price.

i. GSA will perform all necessary cost estimates and research and send a letter to the Agency in two to three weeks outlining all of the available options and required reimbursable funding necessary to award

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the contract. GSA will also state in the letter
the date all reimbursable funding must be sent to
them to allow an FY-82 contract award. Mr. Graves
indicated informally that all Agency funds would
have to be received by them prior to 30 June 1982.



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